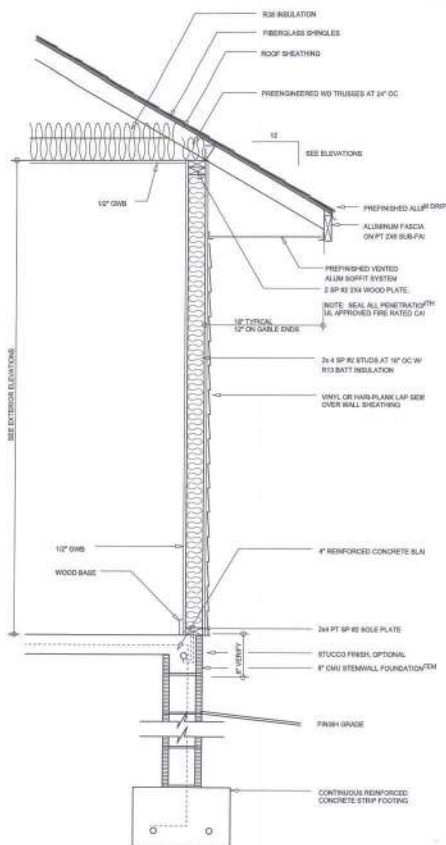
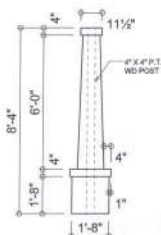




TYPICAL WALL SECTION
SCALE: 1/4\"/>



CRAFTSMAN COLUMN DETAIL
SCALE: 3/8\"/>



LEFT ELEVATION
SCALE: 1/4\"/>



RIGHT ELEVATION
SCALE: 1/4\"/>



REAR ELEVATION
SCALE: 1/4\"/>



FRONT ELEVATION
SCALE: 1/4\"/>

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS
August 23, 2022
SOFTPLAN

EXTERIOR ELEVATIONS
SCALE: 1/4\"/>

MODEL 1678 FOR
LOT 46, CROSSWINDS
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA
RHETT SMITHEY
LAKE CITY, FLORIDA



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JOB NUMBER
20220822

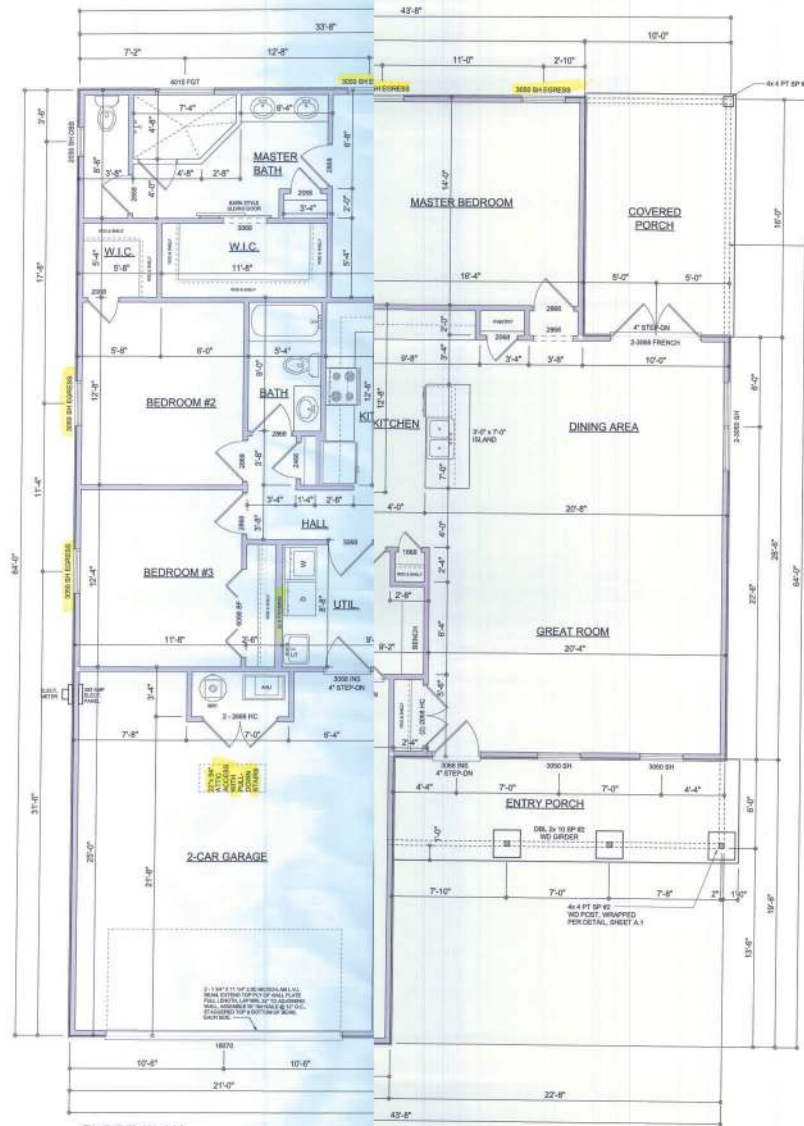
SHEET NUMBER
A.1

Wall Copy

Garage fire separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area (ceiling) by a minimum 5/8-inch (12.7 mm) gypsum board applied to the garage side. Garage fire separations shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in a private garage and ducts penetrating the walls or ceilings separating dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.49 mm) sheet steel and shall have no openings into the garage.
3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.
4. When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- ALL CEILING HEIGHTS SHALL BE 9'-0" UNLESS OTHERWISE NOTED.
- ALL WINDOW HEAD HEIGHTS SHALL BE 6'-6" AFF.

1. 1/8" = 1'-0" (1/8" = 12.7 mm) SCALE
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

AREA SUMMARY

LIVING AREA	1,676	S.F.
ENTRY PORCH AREA	136	S.F.
COVERED PORCH AREA	160	S.F.
GARAGE AREA	516	S.F.
TOTAL AREA	2,488	S.F.

REVISIONS
August 23, 2022
SOFTPLAN

DIMENSIONED FLOOR PLAN
SCALE: 1/8" = 1'-0"

MODEL 1679 FOR
LOT 46, CROSSWINDS
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA
RIETT OMITT LLC
LAKE CITY, FLORIDA

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ASSOCIATES, INC.
FOR DW COMMERCIAL DRAFTING
LAKE CITY, FL 33505
(386) 758-8405
wm@wmengr.com



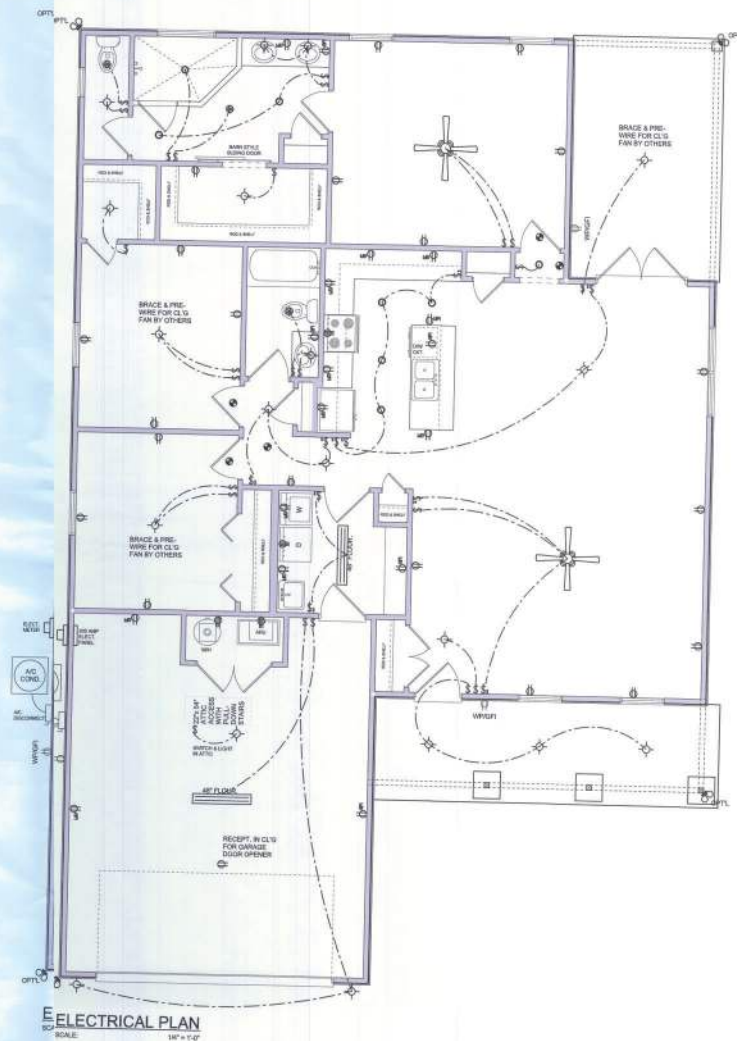
JOB NUMBER
20220822

SHEET NUMBER
A.2

WML 6-9-22

ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE & LIGHT KIT)
	DOUBLE SWITCH LIGHT
	RECESSED LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (GFCI & TAMPER RESISTANT)
	250V OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	TELEVISION
	CIRCUIT BREAKER (SPLIT AC UNIT)
	SMOKE / CO MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3-WAY SWITCH
	WATER PROOF OUTLET
	2 OR 4 TUB / SCENT FIXTURE

NOTE:
ALL INTERIOR RECEPTACLES SHALL BE (GFCI & TAMPER RESISTANT) PER NEC 406.8.
ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY LIGHTING PER IBC ENERGY CODE SECTION 904.4.
ALL SMOKE DETECTORS BE A COMBINE & CARBON MONOXIDE DETECTOR AND SHALL HAVE BATTERY BACKUP AND ALL WIRING TOGETHER TO A PANE UNIT IS ACTIVATED THEY ALL ACTIVATE.
THE ELECTRICAL SERVICE OVERCUT PROTECTION DEVICE SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AS A DISCONNECT MEANS. CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB PANEL SHALL HAVE FOUR-WIRE CABLES, OF WHICH ONE CONDUCTOR SHALL BE USED AS AN EQUIPMENT GROUND.
IT IS THE LICENSED ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2017 NFPA 70 NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS
August 23, 2022

SOFTPLAN

ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

MODEL: 1818 FOR:
LOT 46, CROSSWINDS
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA
RHETT SMITHEY
LAKE CITY, FLORIDA

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400 HWY 170, SUITE 100
LAKE CITY, FL 33709
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JOB NUMBER
20220822

SHEET NUMBER

A.3

Walt C. Smith

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION
Roof: Gable & Hip Construction, Wood Trusses @ 24" O.C.
Walls: 2x4 Wood Studs @ 16" O.C.
Floor: 4" Thick Concrete Slab w/ 4" rebar @ 24" O.C. ea. way
Foundation: Continuous masonry footing on 8" stem wall foundation system

ROOF DECKING
Material: 5/8" CD Plywood or O.S.B.
Sheet Size: 48" x 96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Common or ring-shank nails per schedule on sheet 5.8

SHEARWALLS
Material: 12" CD Plywood or 1/2" O.S.B.
Sheet Size: 48" x 96" Sheets Perpendicular to Wall Framing, stagger each sheet.
Fasteners: 8d Common Nails @ 4" O.C. Edges & 12" O.C. Interior
Original: Double Top Plate (J) W/16d Nails @ 12" O.C.
Wall Studs: 2x4 Wood Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS
Truss Anchors: SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 1/2" NAILS
Wall Tension: Wall Sheathing Nailing is Adequate - Nt @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" ASTM A307 @ 4" O.C. - 1st Bolt 1' from corner
Corner Hold-down Device: (1) DTTZ (or equiv.) @ each corner
Porch Column Base Connector: Simpson ACH44/ACH44
Porch Column to Beam Connector: Simpson DPC44/SPC44 @ each column

FOOTINGS AND FOUNDATIONS
Footing: 20" x 10" Cont. W/ (3) Bar Cont. on wire chairs or (1) #3 Transverse @ 24"
Berm: 2' C.M.U. W/ 40" Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (7th EDITION) AND OTHER NECESSARY CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT THE OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "C"
BASED ON ANNUAL WIND: 2020 FBC W-5-A WIND VELOCITY: $V_{50} = 104$
 $V_{100} = 121$

3. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 30 PSF

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS: 40 PSF
RESIDENTIAL BALCONIES: 60 PSF

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOL CHEMICAL BARRIER METHOD

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDOR AND NEED FOR INSPECTION AND TREATMENT COUNTER SIGN SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1903.4

2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1903.4.4

3. WINDSTOPPER/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1903.4.4

4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 4".

EXCEPTION: PAINT AND DECORATIVE CEMENTITIOUS FINISH LESS THAN 1/4" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1903.1.8

5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1916.1.1

6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BORED OR FORMED. FBC 1916.1.3

7. BORED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMAL PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1916.1.3

8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1916.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1916.1.5

10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1916.1.6

11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER THE TREATMENT IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1916.1.8

12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. FBC 1916.1.9

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF TERMITES AND THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1916.1.7

14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2003.1.3

15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURNED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2003.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 1/2" NAILS	950W
ORDER TRUSS TO POST/HEADER:	SIMPSON LOT, W/ 28 - 1/8" NAILS	1700W
HEADER TO KING STUD(S)	SIMPSON ST22	1370W
PLATE TO STUD:	SIMPSON SP2	1660W
STUD TO BELL:	SIMPSON SPT	905W
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700W
PORCH POST TO FND:	SIMPSON AB44A	2200W
MISC. JOINTS	SIMPSON A34	3150/240W

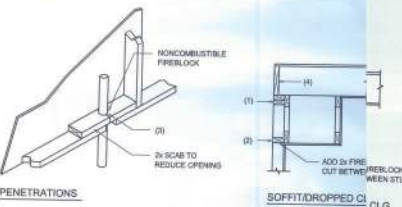
NOTE: ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE: REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

NOTE: ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE: "SEMO" PRODUCT APPROVAL: MIAMI-DADE COUNTY REPORT #MS-08-18

NOTE: "SIMPSON" PRODUCT APPROVALS: MIAMI-DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0023.04, #90-0116.43, #93-393



FIRE STOPPING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PREPLACES AT CEILING AND FLOOR LEVELS WITH "HYDROFLEX MULTYTEX SEALANT".
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL, STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS. FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOIST AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE

A

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

General Roofing NOTES:

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1, OR ASTM D 496, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1975.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS. MINIMUM 12 GAUGE SHEET WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING, WHERE THE SHEATHING IS LESS THAN 3/4" THICK. THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 226 OR M-DC-PA 107-06.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:

1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 18 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 18 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPES 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHINGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING REQUIRING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

- FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 18" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1907.3.6.5.
- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1975.

NOTE 111
ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO" ROOFING PRODUCTS OF THE FOLLOWING MODELS:

- GLASS-SEAL AIR
- ELITE GLASS-SEAL AIR
- HERITAGE 30 AIR
- HERITAGE 30 AIR
- HERITAGE 50 AIR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3181 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAIL/SHINGLE

REVISIONS
August 23, 2022

SOFTPLAN

DETAILS SHEET
W-1-47
SHEET

MODEL 1076 FOR
LOT 46, CROSSWINDS
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA
RHETT OMITLEY
LAKE CITY, FLORIDA

1076-2-40-02
ARCHITECT

NICHOLAS
BEL PAUL
407-251-4338
1715 NW 66th Ave
SUITE 100
MIRAGE, FLORIDA 33509

JOB NUMBER
20220822

SHEET NUMBER
S.3

OF 4 SHEETS

